



**DRUMGOWNA,
MAIN STREET, KNIVETON, ASHBOURNE, DE6 1JH**

PRICE: O/A £470,000



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DESCRIPTION

A high quality, individual detached, stone built family home situated in the heart of the pretty village of Kniveton which is well placed for ready access to the market towns of Ashbourne and Matlock as well as the City of Derby. The glorious countryside of the Derbyshire Dales and Peak District National Park is on the doorstep and the renowned Carsington Water being only 2 miles away.

The well appointed, double glazed accommodation benefits from recently installed air source heat pump central heating and briefly provides comprehensively fitted kitchen which is open plan to the living/dining room. There is a guest cloakroom and utility room also at ground floor level. At first floor level delightful family sitting room, three bedrooms (one with en suite shower) and family bathroom. Outside there are generous gardens, driveway parking for three vehicles and a double garage.

No upward chain

ACCOMMODATION

A high quality composite upvc sealed unit double glazed entrance door leads to

Kitchen 12'7" x 11'2" [3.83m x 3.4m] having ceramic tile floor and being comprehensively fitted with an excellent range of units providing base cupboards, wall cupboards and drawer bank in oak effect finish with polished granite work surfaces incorporating inset Belfast sink. Ceramic tile splash backs. Integrated appliances including dishwasher and refrigerator and freezer. The Belling Range cooler currently situated in the kitchen would be included in the sale. Beamed ceiling, two sealed unit double glazed windows and staircase off to first floor level.

Dining or Family Room 15'7" x 15'7" [4.75m x 4.75m] maximum overall measurements also having ceramic tiled floor. High quality upvc sealed unit double glazed double opening French doors to the exterior to a private, enclosed gravel seating area and further upvc sealed unit double glazed windows to the other side of the room. Rustic brick fireplace and chimney breast with fitted cast iron, multi-fuel room heater stove. Triple panel central heating radiator and tall contemporary upright radiator. three wall light points.

Guest Cloakroom having fittings in white comprising low flush wc and pedestal wash hand basin. Ceramic tiled floor, part ceramic tiled walls.

Utility Room 10'4" x 4'8" [3.15m x 1.42m] having ceramic tiled floor to match the dining room, single panel central heating radiator and fitted single drainer sink unit with mixer tap over two base cupboards with round edge work surface having appliance space beneath with plumbing for automatic washing machine. Pedestrian access door to the garage.

Staircase to first floor galleried landing

Sitting Room 15'10" x 15'8" [4.83m x 4.77m] having impressive full height rustic brick built inglenook style fireplace with raised quarry tiled hearth and fitted cast iron multi fuel room heater stove. Upvc sealed unit double glazed window to the front and matching double opening French door to the rear garden. Stripped pine floor. Two wall light points.

Master Bedroom Suite comprising

Bedroom 12'7" x 11'4" [3.83m x 3.45m] plus deep door recess



having double panel central heating radiator and two upvc sealed unit double glazed windows.

En Suite Shower Room having fitments in white comprising low flush wc with wooden seat and lid, pedestal wash hand basin and shower cubicle with folding sliding glazed shower screen doors and mains shower control. Fully tiled walls, shaver light and single panel central heating radiator.

Bedroom Two (rear double) 12'4" x 8'2" [3.76m x 2.49m] having contemporary central heating radiator, upvc sealed unit double glazed window.

Bedroom Three (front) 8'10" x 6'10" [2.69m x 2.08m] having sealed unit double glazed window and single panel central heating radiator.

Principal Family Bathroom having three-piece suite in white comprising panelled bath, pedestal wash hand basin and low flush wc with wooden seat and lid. Towel rail radiator, fully ceramic tiled walls, shaver light and sealed unit double glazed window. Inset ceiling spotlights.

OUTSIDE

The property is approached by a wide block paved driveway which provides car standing and turning space and leads to the

Integral Double Garage with twin, automatic up and over doors, electric light and power supply and pedestrian access door to the Utility Room.

Directly adjacent to the house is a small, enclosed gravelled, sheltered and private barbeque/seating area.

To the other side of the house a pedestrian side access leads to the rear of the property where adjacent to the house is an extensive block paved patio area and which is primarily lawned garden which slopes away to a small paddock area on to St James Lane. This contains an excellent timber clad summer house/store.

SERVICES

It is understood that mains water, electricity and drainage are connected.

FIXTURES & FITTINGS

Other than those fixtures and fittings specifically referred to in these sales particulars no other fixtures and fittings are included in the sale. No specific tests have been carried out on any of the fixtures and fittings at the property.

TENURE

It is understood that the property is held freehold but interested parties should verify this position with their solicitors.

COUNCIL TAX

For Council Tax purposes the property is in band F

EPC RATING C

VIEWING

Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

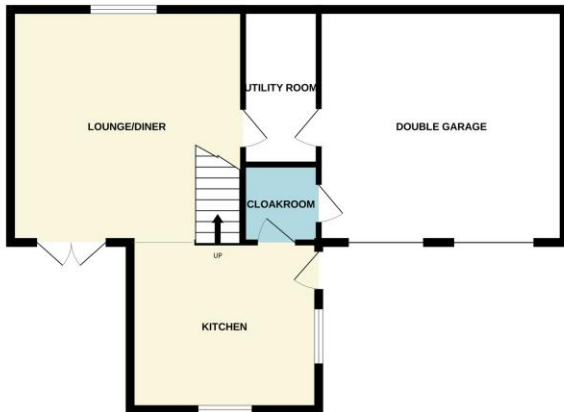
WHAT3WORDS

Ref FTA2601





GROUND FLOOR
718 sq.ft. (66.7 sq.m.) approx.



1ST FLOOR
652 sq.ft. (60.6 sq.m.) approx.



TOTAL FLOOR AREA : 1370 sq.ft. (127.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate.

The particulars form no part of a contract or lease.